

ARK HOUSING TRUST

England & Wales · Charity number 1166573

Details

Status Registered

Legal form CIO

Registered 2016-04-18

Register [View on the Charity Commission register](#)

Contact

Address Flat 1
3 Bath Road
Buxton
SK17 6HH

Phone 01298930141

Email j.parsons@arkhousingtrust.co.uk

Website www.arkhousingtrust.co.uk

Activities

Objects: TO PREVENT OR RELIEVE POVERTY AND TO PROMOTE AND PROTECT GOOD HEALTH OF PEOPLE OVER THE AGE OF 16 PARTICULARLY AMONGST PEOPLE WHO ARE HOMELESS OR AT RISK OF HOMELESSNESS AND WHO HAVE MENTAL HEALTH OR ADDICTION ISSUES OR WHO HAVE EXPERIENCED DOMESTIC ABUSE, BY THE PROVISION OF SOCIAL HOUSING AND SUPPORT AND SUCH OTHER SERVICES AS SHALL BE THOUGHT FIT.

Activities: Providing supported housing to vulnerable adults

Classification

- **How:** Other Charitable Activities
- **What:** General Charitable Purposes
- **Who:** Other Defined Groups

Geography

- Derbyshire
- Stoke-on-trent City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£1,309,140	£1,307,895	£162,590	15
2024-04-05	£952,734	£917,634	£161,344	14
2023-04-05	£883,331	£852,045	£126,244	12
2022-04-05	£832,242	£809,509	£94,958	11
2021-04-05	£704,423	£680,301	£72,225	9

Trustees

Name	Role	Appointed
Simon Paul Edwards	Chair	2026-04-27
Andrew Start		2025-05-12
Angie Vaughan		2024-07-01
Caitlin Janette Bisknell		2025-05-12
Deborah Michaelis		2025-05-12
Jane Rothery		2024-02-05
Mark O'Mullane		2025-05-12

ARK HOUSING TRUST

England & Wales - Charity number 1166573

Accounts



Ark Housing Trust

ANNUAL
REPORT &
ACCOUNTS
MARCH 2025

Ark Housing Trust

3 Bath Road, Buxton, Derbyshire SK17 6HH



Trustees' Annual Report - March 2025

This is the annual report for Ark Housing Trust, registered charity number 1166573.
The principal office is 3 Bath Road, Buxton, Derbyshire, SK17 6HH.

Charity Trustees

Philip Delight (Chair)
David McKee (Secretary) (resigned 8.12.25)
Jane Rothery
Angie Vaughan (appointed 01.7.24)
Deborah Michaelis (appointed 12.5.25)
Caitlin Bisknell (appointed 12.5.25)
Andrew Start (appointed 12.5.25)
Mark O'Mullane (appointed 12.5.25)

Director

Jon Parsons (left July 2025)

Chief Executive Officer

Anita Birchall (appointed 14 July 2025)

Bank

Barclays Bank, 51 Mosley Street, Manchester, M60 2AU

Auditors

DLA Chartered Accountants
Statutory Auditors
36A Market Street
New Mills
High Peak
SK22 4AA

Governance

Ark Housing Trust is a Charitable Incorporated Organisation (CIO), has a founding constitution, and is governed by a board of trustees. Trustees are selected and appointed based on their skills, experience and availability to fulfil the roles for which they are appointed. Upon election to the board, trustees are provided with a detailed information pack and offered the opportunity to tour a selection of Ark properties, meeting some of Ark's clients.

The board meets regularly and takes overall responsibility for all governance decisions. This includes identifying and regularly reviewing the major financial risks the charity faces, and ensuring those risks are managed appropriately.

The board appoints and oversees a Director, who is responsible for the operational day-to-day running of the charity.

At the end of this financial year the board have actively recruited four additional trustees who will be appointed at the first trustee meeting of the new financial year.

Risk Management

The trustees consider the major risks to which the charity is exposed and determine policies and procedures to mitigate those risks.

The key risks identified during this period were:

- Potential conflicts of interest on the board – these have been reviewed, and all current conflicts of interest are detailed and managed appropriately by the board. Simon Graham resigned from the board during the year which removed the major conflict that existed.
- Financial risk caused by a change in Government policy – there is a risk that a significant change in policy may impact funding. As a lease based operating model the forthcoming changes to legislation and standards in supported housing could negatively impact our finances if we are tied into leases for properties which do not meet the new standards. We are seeking external advice and are looking at ways to mitigate any impact.
- Reputational and financial risk arising from the closure of four properties in Buxton due to antisocial and criminal behaviour. The trustees instructed the Director to provide evidence of more robust procedures to manage such incidents, and to minimise the length of time the properties are not in use.
- Reputational risk due to disrepair in some properties in Stoke. Trustees requested improvements to compliance reporting to ensure they can fulfil their obligations in monitoring key indicators regarding the quality of our properties.
- Financial risk: inadequate controls which could expose the trust to potential financial risk. The trustees became aware of the authorisation of contractual agreements which commit us to a long-term financial outlay and which had not been approved at board level. The trustees and the new CEO have reviewed our financial procedures to ensure that we have better financial controls and improved monitoring.

Operational risks:

- Operational risk to Ark staff – the board are satisfied that appropriate safety measures are taken by staff when in direct contact with clients.
- Operational Risk to Ark support – the board acknowledge that support staff fulfil a vital function delivering support to Ark residents, and that during the year there have been periods when the level of support has been impacted by staff shortages. The board are assured that recruitment to limit this impact is a priority for the Director.
- Reputational Risk caused by unprofessional behaviour of staff – the board acknowledge that unprofessional actions by a staff member had a detrimental effect on Ark's reputation in one area with both the police and the council. The board have reviewed our procedures and are assured that conduct issues will be addressed more robustly in future.
- Financial risk caused by room vacancies – the board seek assurance that the supply of accommodation does not exceed the demand, in the different geographical areas we are operating.

Objectives and Activities for the Public Benefit

The objects of the charity are:

to prevent or relieve poverty and to promote and protect good health of people over the age of 16 particularly amongst people who are homeless or at risk of homelessness and who have mental health or addiction issues or who have experienced domestic abuse, by the provision of social housing and support and such other services as shall be thought fit.

The charity carries out these objects by:

- providing housing specifically targeting people who are homeless or at risk of homelessness, for example those who are refused accommodation by a private landlord or council.
- providing limited support to those housed, in the form of support with basic health & welfare needs, for example by supporting them to attend appointments, providing basic advice around managing money, hygiene, cooking etc.
- Providing limited support to those housed, in the form of signposting to various local services they may benefit from.
- providing limited support to those housed when it becomes time for them to move on to independent living.

History

Ark Housing Trust has been providing supported housing to vulnerable adults since 2016. It started with 13 units of

accommodation across two registered houses of multiple occupancy (HMO) in Matlock, Derbyshire, followed by 42 units of accommodation across nine HMO's in Buxton, Derbyshire.

Its model is to lease HMO properties from landlords at the local housing authority rate per room. Ark handles all property management and maintenance. The majority of funding is provided through the statutory allowances paid by the government.

Within our charity's purpose we have the following objectives:

1. To provide accommodation and support to vulnerable people aged 16 and over
2. To promote physical and mental wellbeing
3. To promote a therapeutic approach to addiction and mental health
4. To prevent the cycle of homelessness and maintain accommodation effectively
5. To support clients in making a positive contribution including crime prevention

Our support workers meet regularly and engage with the many different issues that are facing our vulnerable clients – issues of addiction, mental health, ex-offenders, risk of homelessness. The support Ark provides encourages our clients to:

- access all the services they are entitled to
- engage with other clients to collaboratively work towards supporting one another
- identify their interests and talents, and access appropriate community groups to nurture and develop their self-esteem and build a positive self-image

Our hope is to see vulnerable adults taking positive steps towards actively engaging with their communities, and over time playing as full a part of their wider communities as they are able to.

Specifics to Financial Year

In both Buxton and Stoke the national Supported Housing Improvement Programme has continued. This has resulted in recommendations to changes to some of Ark's operations. The government's Supported Housing (Regulatory Oversight) Bill 2023 is eagerly awaited, but as yet there are no firm details over its final contents.

In Buxton the police applied for and were granted temporary closure orders of three months on four properties. The loss of revenue caused by these closures was absorbed by the charity, and the opportunity was taken to refurbish the properties while they were closed.

The Director informed the board of trustees of his intention to step down in the summer, and a successful recruitment process has been concluded resulting in the appointment of Anita Birchall as Chief Executive Officer.

Serious Incidents

Information came to light in late 2025 regarding an incident that occurred in FY 24/25. This incident highlighted processes were not as robust as we had previously thought. Our assessment was that it was appropriate to report it to the Charity Commission to ensure transparency. It also prompted a review of our financial controls and monitoring frameworks, which has since been completed.

Looking Ahead

The trustees are grateful to the charity Commission for their comprehensive recommendations following their review of the charity between April and October 2025. We are confident that we will be able to implement these recommendations and that they will make us stronger and better equipped for our next chapter.

In the current climate of changes to legislation and standards related to supported housing we are developing a new strategy in which our newly appointed trustees and our new Chief Executive can get fully involved in shaping our next chapter.

We plan to improve our impact reporting so that we can tell a story of the positive impact we can have on the residents' lives.

Reserves Policy

It is the policy of the trustees to maintain sufficient reserves:

to avoid short-term cash flow issues,

to enable expansion of the charity's work,

to enable the charity to respond to any unexpected event, such as a serious incident in a property resulting in a significant loss of income for a time.

The trustees are balancing the desire to expand the work, which has short-term costs, with the need to build financial reserves to protect the charity. This is a work in progress, with a projected increase to reserves of £38K at 31st March 2026.

Trustees' Responsibility in relation to the Financial Statements

The Trustees are responsible for preparing the Trustees' Report and financial statements in accordance with the applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

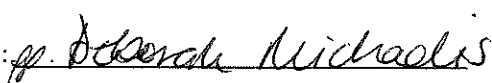
Charity law requires the trustees to prepare financial statements for each financial year. Under that law, the trustees have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under charity law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011 and The Charity (Accounts and Reports) Regulations 2008. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 28th January 2026 and signed on their behalf by:

Signed: 

Date: 28/01/2026

Phil Delight, Chair of Trustees, Ark Housing Trust

Report of the Independent Auditors to the Trustees of
Ark Housing Trust

Opinion

We have audited the financial statements of Ark Housing Trust (the 'charity') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 March 2025 and of its incoming resources and application of resources, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The trustees are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Charities (Accounts and Reports) Regulations 2008 requires us to report to you if, in our opinion:

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities, the trustees are responsible for the preparation of the financial statements which give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charity or to cease operations, or have no realistic alternative but to do so.

Our responsibilities for the audit of the financial statements

We have been appointed as auditors under Section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Independent Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements, including how fraud may occur by enquiring of management of its own consideration of fraud. In particular, we looked at where management made subjective judgements and considered future events that are inherently uncertain. We also considered potential financial or other pressures, opportunity and motivations for fraud. As part of this discussion we identified the internal controls established to mitigate risks relating to fraud or non-compliance with laws and regulations and how management monitor these processes.

Appropriate procedures included the review and testing of manual journals, along with income and expenditure testing to ensure activities were in line with rules and practices.

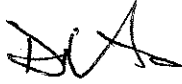
Our tests included agreeing the financial statements disclosures to underlying supporting documentation and enquiries with management.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Report of the Independent Auditors.

Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charity's trustees those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.



DLA Chartered Accountants
Statutory Auditors
36A Market Street
New Mills
High Peak
SK22 4AA

Date: 30/01/2020

ARK HOUSING TRUST
Income and Expenditure Account
31 March 2025

	2024-25 £	2023-24 £
<u>Income</u>		
Enhanced Housing Benefit	1,221,428	1,241,602
Client Contribution	50,510	56,200
Fundraising	36,666	28,457
Interest	536	346
	1,309,140	1,326,605
<u>Expenditure</u>		
<u>Provision of Client Accommodation</u>		
Property lease payments	399,298	373,871
Void Property Leases	91,019	67,896
Council Tax	38,605	33,821
Utilities & Water	84,770	145,624
Repairs	219,758	231,711
Cleaning	40,867	36,638
Insurance	16,639	16,965
Sky & WIFI	13,153	13,892
Client Debt Write-off	18,377	20,276
	922,486	940,694
<u>Client Management & Support</u>		
Lettings Management	162,588	149,770
Support Workers and Co-ordination	99,165	74,885
Lettings Administrative Support	11,729	10,732
Lettings Directors Remuneration	20,665	19,661
Training	858	1,407
Registration fees and Safety	5,559	1,932
	300,564	258,387
<u>Head Office Costs</u>		
Office Rent	14,925	14,088
Office Costs	14,966	25,498
Head Office Directors Remuneration	20,665	19,661
Legal Fees	322	2,784
Accountancy Fees	1,572	
Head Office Administrative Support	11,729	10,732
	64,179	72,763
<u>Governance</u>		
Governance Directors Remuneration	20,666	19,661
	20,666	19,661
<u>Total Expenditure</u>	1,307,895	1,291,505
<u>Surplus for the year</u>	1,246	35,100

ARK HOUSING TRUST

Balance Sheet

31 March 2025

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total this year £	Total last year £
<u>Fixed Assets</u>	0			0	0
Total fixed assets	0	0	0	0	0
<u>Current assets</u>					
Debtors	81,476			81,476	73,805
Cash at bank and in hand	81,114			81,114	87,539
Total current assets	162,590	0	0	162,590	161,344
Creditors: amounts falling due within one year	0			0	0
Net current assets/(liabilities)	162,590			162,590	161,344
Total net assets or liabilities	162,590	0	0	162,590	161,344
<u>Funds of the charity</u>					
Unrestricted funds	162,590			162,590	161,344
Total funds	162,590	0	0	162,590	161,344

Signed by one or two trustees on
behalf of all the trustees

Signature	Print Name	Date of approval dd/mm/yyyy
	DEBORAH MICHAELIS	30-1-26

ARK HOUSING TRUST
Statement of Assets & Liabilities
31 March 2025

	2024-25 £	2023-24 £
<u>Current Assets</u>		
Debtors	81,476	73,805
Petty Cash	3,816	3,909
Reserve Account	20	30,400
Bank Balance	<u>77,278</u>	<u>53,230</u>
	162,590	161,344
<u>Current Liabilities</u>		
Accruals	0	0
<u>Total Current Assets less Total Current Liabilities</u>	162,590	161,344
<u>Capital Account</u>		
Balance B/fwd	161,344	126,244
Surplus for the year	1,246	35,100
<u>Surplus</u>	162,590	161,344

ARK HOUSING TRUST
Statement of Financial Activities
31 March 2025

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Prior year £
<u>Incoming Resources</u>					
Donations	36,666			36,666	28,457
Charitable activities	872,640			872,640	923,931
Total	909,306	0	0	909,306	952,388
<u>Resources Expended</u>					
Charitable activities	908,596			908,596	917,634
Total	908,596	0	0	908,596	917,634
<i>Net income/(expenditure) before investment gains/(losses)</i>	710			710	34,754
Net gains/(losses) on investments	536			536	346
<i>Net income/(expenditure)</i>	1,246			1,246	35,100
<i>Net movement in funds</i>	1,246	0	0	1,246	35,100
<i>Reconciliation of funds</i>					
Total funds brought forward	161,344			161,344	126,244
Total funds carried forward	162,590	0	0	162,590	161,344

ARK HOUSING TRUST

Cash Flow Statement

31 March 2025

	Notes	31.3.25 £	31.3.24 £
Cash flows from operating activities			
Cash generated from operations	1	<u>(6,425)</u>	<u>15,723</u>
Net cash (used in)/provided by operating activities		<u>(6,425)</u>	<u>15,723</u>
Change in cash and cash equivalents in the reporting period		(6,425)	15,723
Cash and cash equivalents at the beginning of the reporting period		<u>87,539</u>	<u>71,816</u>
Cash and cash equivalents at the end of the reporting period		<u><u>81,114</u></u>	<u><u>87,539</u></u>

ARK HOUSING TRUST

Notes to the Cash Flow Statement

31 March 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	31.3.25	31.3.24
	£	£
Net income for the reporting period (as per the Statement of Financial Activities)	1,246	35,100
Adjustments for:		
Increase in debtors	(7,671)	(16,529)
Decrease in creditors	-	(2,848)
Net cash (used in)/provided by operations	<u>(6,425)</u>	<u>15,723</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.24 £	Cash flow £	At 31.3.25 £
Net cash			
Cash at bank and in hand	<u>87,539</u>	<u>(6,425)</u>	<u>81,114</u>
	<u>87,539</u>	<u>(6,425)</u>	<u>81,114</u>
Total	87,539	(6,425)	81,114

ARK HOUSING TRUST
YEAR ENDED 31 MARCH 2025

Notes to the Financial Statements

1 ACCOUNTING POLICIES

Charity information

Ark Housing Trust CIO Project is a Charitable Incorporated Organisation.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset

1.5 Tangible fixed assets

None recorded.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets which include debtors and cash and bank balances, are initially measured at (transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2. UNRESTRICTED DONATIONS

Incomes derived from housing benefits are for the provision of housing and associated support to vulnerable tenants as are contributions from tenants and income from fundraising. In the opinion of the Trustees, these are unrestricted donations.

3. UNRESTRICTED EXPENDITURES

Unrestricted expenditures are incurred for the provision of housing and associated support.

4. EMPLOYEES

The average number of employees during the year was 15 (2024 - 14)

5. PAID TRUSTEES

There were no paid Trustees during the year (2024 - NIL). All Trustees work on a voluntary basis.

6. GEOGRAPHICAL ACTIVITY

All activity takes place within the UK.

7. TRANSACTIONS WITH TRUSTEES

None.

8. CONTINGENT LIABILITIES

In the opinion of the Trustees there are no outstanding contingent liabilities.

9. POST BALANCE SHEET EVENTS

In the opinion of the Trustees there are no post balance sheet events that have any bearing on these Financial Statements.

10. ACCRUALS AND PREPAYMENTS

Where necessary provisions have been made in line with generally accepted accounting principles.

11. TAXATION

The charity is exempt from tax on its charitable activities.

12. LEASING AGREEMENTS

Minimum lease payments under non-cancellable operating leases fall due as follows:

	31.3.25 £	31.3.24 £
Within one year	725,249	716,872
Between one and five years	<u>683,580</u>	<u>1,389,830</u>
	1,408,829	2,106,702

ARK HOUSING TRUST

England & Wales - Charity number 1166573

Accounts



ANNUAL
REPORT &
ACCOUNTS
MARCH 2024

Ark Housing Trust
3 Bath Road, Buxton, Derbyshire SK17 6HH



Trustees' Annual Report - March 2024

This is the annual report for Ark Housing Trust, registered charity number 1166573.
The principal office is 3 Bath Road, Buxton, Derbyshire, SK17 6HH.

Charity Trustees

Philip Delight (Chair)
Charles Oakley (Treasurer)
David McKee (Secretary)
Jane Rothery (since 5/2/24)
Angie Vaughan (since 1/7/24)
Simon Graham (resigned 5/2/24)
Marian Byrne (resigned 3/6/24)

Director

Jon Parsons

Bank

Barclays Bank, 51 Mosley Street, Manchester, M60 2AU

Independent Examiner

Rob Layton, Laytons Chartered Accountants, 6 Manchester Road, Buxton, SK17 6SB

Governance

Ark Housing Trust is a Charitable Incorporated Organisation (CIO), has a founding constitution, and is governed by a board of trustees. Trustees are selected and appointed based on their skills, experience and availability to fulfil the roles for which they are appointed. Upon election to the board, trustees are provided with a detailed information pack, and offered the opportunity to tour a selection of Ark properties, meeting some of Ark's clients.

The board meets regularly and takes overall responsibility for all governance decisions. This includes identifying and regularly reviewing the major financial risks the charity faces, and ensuring those risks are managed appropriately.

The board appoints and oversees a director, who is responsible for the operational day-to-day running of the charity.

Risk Management

The trustees consider the major risks to which the charity is exposed, and determine policies and procedures to mitigate those risks.

The key risks identified during this period were:

- Potential conflicts of interest on the board – these have been reviewed, and all current conflicts of interest are detailed and managed appropriately by the board. Simon Graham

- resigned from the board during the year which removed the major conflict that existed.
- Operational risk to Ark staff – the board are satisfied that appropriate safety measures are taken by staff when in direct contact with clients.
- Operational Risk to Ark support – the board acknowledge that support staff fulfil a vital function delivering support to Ark residents, and that during the year there have been periods when the level of support has been impacted by staff shortages. The board are assured that recruitment to limit this impact is a priority for the director.
- Reputational Risk caused by unprofessional behaviour of staff – the board acknowledge that unprofessional actions by a staff member had a detrimental effect on Ark's reputation in one area with both the police and the council. The board have reviewed with the director the disciplinary actions taken against the staff member. The director acknowledges that he applied the disciplinary policy leniently, and that this negatively contributed to Ark's reputation. The board are assured that any such future disciplinary action will be handled in a way that minimises the risk to the organisation.
- Financial risk caused by room vacancies – the board are assured that the supply of accommodation does not exceed the demand, in the different geographical areas we are operating.
- Financial risk caused by a change in Government policy – in the short-term there is minimal threat of a significant change in policy that may impact funding, in the longer term reserves are being established to help mitigate against this risk.

Objectives and Activities for the Public Benefit

The objects of the charity are:

to prevent or relieve poverty and to promote and protect good health of people over the age of 16 particularly amongst people who are homeless or at risk of homelessness and who have mental health or addiction issues or who have experienced domestic abuse, by the provision of social housing and support and such other services as shall be thought fit.

The charity carries out these objects by:

- providing housing specifically targeting people who are homeless or at risk of homelessness, for example those who are refused accommodation by a private landlord or council.
- providing limited support to those housed, in the form of support with basic health & welfare needs, for example by supporting them to attend appointments, providing basic advice around managing money, hygiene, cooking etc.
- Providing limited support to those housed, in the form of signposting to various local services they may benefit from.
- providing limited support to those housed when it becomes time for them to move on to independent living.

History

Ark Housing Trust has been providing supported housing to vulnerable adults since 2016. It started with 13 units of accommodation across two registered houses of multiple occupancy (HMO) in Matlock, Derbyshire, followed by 42 units of accommodation across nine HMO's in Buxton, Derbyshire.

Its model is to lease HMO properties from landlords at the local housing authority rate per room. Ark handle all property management and maintenance, guaranteeing the landlord a reliable income with no expenses. The majority of funding is provided through the statutory allowances paid by the government.

Within our charity's purpose we have the following objectives:

1. To provide accommodation and support to vulnerable people aged 16 and over
2. To promote physical and mental wellbeing
3. To promote a therapeutic approach to addiction and mental health
4. To prevent the cycle of homelessness and maintain accommodation effectively
5. To support clients in making a positive contribution including crime prevention

Our support workers meet regularly and engage with the many different issues that are facing our vulnerable clients – issues of addiction, mental health, ex-offenders, risk of homelessness. The support Ark provides encourages our clients to:

- access all the services they are entitled to
- engage with other clients to collaboratively work towards supporting one another
- identify their interests and talents, and access appropriate community groups to nurture and develop their self-esteem and build a positive self-image

Our hope is to see vulnerable adults taking positive steps towards actively engaging with their communities, and over time playing as full a part of their wider communities as they are able to.

Specifics to Financial Year

Ark's operations in Matlock were successfully transferred to the River Network during the year.

In Stoke, the lease for one very large property was not renewed as the size of the property had caused issues when housing vulnerable adults together. Smaller properties to replace this have been sought, with limited success. This has coincided with the local authority halting any further expansion whilst a comprehensive needs assessment is carried out.

In both Buxton and Stoke the local authorities have been carrying out the national Supported Housing Improvement Programme. This has resulted in recommendations to changes to some minor areas of Ark's operations, and also a review of standards of accommodation that has caused a number of properties to require unforeseen work. The programme is expected to conclude in the next financial year.

Serious Incidents

There were no serious incidents to report to the charity commission this year.

Looking Ahead

We continue to expand in Stoke, and are looking at potential new areas to expand into.

We continue to anticipate revisiting the process of applying for registration as a Provider of Social Housing with the Regulator of Social Housing, although no timescale has been set for this.

Further strengthening of the Board of Trustees is intended.

Financial Review

Income in the financial year was £952,734 up from £883,331 in the previous year.

Expenditure in the financial year was £919,595 (£852,045 previous year). Of this, £568,784 (62%) was spent in the provision and maintenance of accommodation, £258,387 (28%) was spent supporting clients, £72,763 (8%) was spent in head office costs, and £19,661 (2%) was spent on governance and compliance.

At the end of the financial year there was a surplus of £159,383, compared to £126,244 in the previous financial year.

Reserves Policy

It is the policy of the trustees to maintain sufficient reserves:

- to avoid short-term cash flow issues,
- to enable expansion of the charity's work,
- to enable the charity to respond to any unexpected event, such as a serious incident in a property resulting in a significant loss of income for a time.

The trustees are balancing the desire to expand the work, which has short-term costs, with the need to build financial reserves to protect the charity. This is a work in progress, with projected reserves in excess of £70,000 at 31st March 2025.

Trustees' Responsibility in relation to the Financial Statements

The Trustees are responsible for preparing the Trustees' Report and financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The trustees have decided to prepare accounts on an accrual basis which will therefore give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any departures disclosed and examined in the financial statements;
- Prepare the financial statements on the ongoing concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website.

Approved by the trustees on 14th October 2024 and signed on their behalf by:

Signed:  _____

Date: 14th October 2024

Phil Delight, Chair of Trustees, Ark Housing Trust

ARK HOUSING TRUST
Income and Expenditure Account
31 March 2024

	2023-24	2022-23
	£	£
<u>Income</u>		
Enhanced Housing Benefit	867,731	800,146
Client Contribution	56,200	53,330
Fundraising	28,457	29,809
Interest	346	46
	952,734	883,331
<u>Expenditure</u>		
<u>Provision of Client Accommodation</u>		
Void Property Leases	67,896	64,559
Council Tax	33,821	36,939
Utilities & Water	145,624	118,910
Repairs	231,711	178,169
Cleaning	36,638	35,047
Insurance	16,965	13,073
Sky & WIFI	13,892	14,179
Client Debt Write-off	20,276	28,186
	566,823	489,062
<u>Client Management & Support</u>		
Lettings Management	149,770	151,691
Support Workers and Co-ordination	74,885	75,845
Lettings Administrative Support	10,732	15,722
Lettings Directors Remuneration	19,661	18,818
Training	1,407	
Registration fees and Safety	1,932	
	258,387	262,076
<u>Head Office Costs</u>		
Office Rent	14,088	13,987
Office Costs	25,498	30,325
Office Council Tax		184
Head Office Directors Remuneration	19,661	18,817
Legal Fees	2,784	1,392
Accountancy Fees		1,662
Head Office Administrative Support	10,732	15,722
	72,763	82,089
<u>Governance</u>		
Governance Directors Remuneration	19,661	18,818
	19,661	18,818
<u>Total Expenditure</u>	917,634	852,045
<u>Surplus for the year</u>	35,100	31,286

ARK HOUSING TRUST
Statement of Assets & Liabilities
31 March 2024

	2023-24	2022-23
	£	£
<u>Current Assets</u>		
Debtors	73,805	57,276
Petty Cash	3,909	937
Reserve Account	30,400	24
Bank Balance	<u>53,230</u>	<u>70,855</u>
	161,344	129,092
<u>Current Liabilities</u>		
Accruals		<u>2,848</u>
	0	2,848
<u>Total Current Assets less Total Current Liabilities</u>	161,344	126,244
<u>Capital Account</u>		
Balance B/fwd	126,244	94,958
Surplus for the year	35,100	31,286
<u>Surplus</u>	161,344	126,244

**Chartered Accountants' Report to the Trustees
on the Unaudited Financial Information of
Ark Housing Trust**

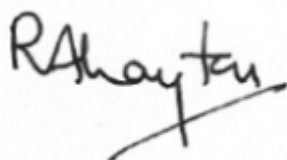
We have prepared for your approval the financial information of Ark Housing Trust for the period ended 31st March 2024 which comprises the income and expenditure account and the statement of assets and liabilities from the accounting records and information and explanations you have given us.

As a practicing member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Trustees of Ark Housing Trust, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial information of the Trust and state those matters that we have agreed to state to you in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Ark Housing Trust and its Trustees as a body for our work or for this report.

You have approved the financial information for the period to 31st March 2024 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary of its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial information.



Laytons
Chartered Accountants
6 Manchester Road
Buxton
Derbyshire
SK17 6SB

Date: 25th September 2024

ARK HOUSING TRUST
YEAR ENDED 31 MARCH 2023

Notes to the Financial Statements

1 ACCOUNTING POLICIES

Charity information

Ark Housing Trust CIO Project is a Charitable Incorporated Organisation.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset

1.5 Tangible fixed assets

None recorded.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets which include debtors and cash and bank balances, are initially measured at (transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2. UNRESTRICTED DONATIONS

Incomes derived from housing benefits are for the provision of housing and associated support to vulnerable tenants as are contributions from tenants and income from fundraising. In the opinion of the Trustees, these are unrestricted donations.

3. UNRESTRICTED EXPENDITURES

Unrestricted expenditures are incurred for the provision of housing and associated support.

4. EMPLOYEES

The average number of employees during the year was 14 (2023 - 12)

5. PAID TRUSTEES

There were no paid Trustees during the year (2023 - NIL). All Trustees work on a voluntary basis.

6. GEOGRAPHICAL ACTIVITY

All activity takes place within the UK.

7. TRANSACTIONS WITH TRUSTEES

In the year to 31-3-24 the sum of £180,827 (2023 £202,973) was paid to Jazeta Limited (a company in the control of Simon Graham who was a Trustee for part of the year). £166,374 of this amount was paid as property leases which are not included in the accounts.

In the year to 31-3-24 the sum of £160,961(2023 £185,788) was paid to NJOY Limited (a company associated with Simon Graham who was a Trustee for part of the year). £145,060 of this amount was paid as property leases which are not included in the accounts.

In the year to 31-3-24 the sum of £91,057 (2023 £76,897) was paid to SJ Holdings & Investments Limited (a company associated with Simon Graham who was a Trustee for part of the year). £83,975 of this amount was paid as property leases which are not included in the accounts.

8. CONTINGENT LIABILITIES

In the opinion of the Trustees there are no outstanding contingent liabilities.

9. POST BALANCE SHEET EVENTS

In the opinion of the Trustees there are no post balance sheet events that have any bearing on these Financial Statements.

10. ACCRUALS AND PREPAYMENTS

Where necessary provisions have been made in line with generally accepted accounting principles.

ARK HOUSING TRUST

England & Wales - Charity number 1166573

Accounts



ANNUAL
REPORT &
ACCOUNTS
MARCH 2023

Ark Housing Trust
3 Bath Road, Buxton, Derbyshire SK17 6HH



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The trustees consider the major risks to which the charity is exposed, and determine policies and procedures to mitigate those risks.

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- Financial risk caused by a change in Government policy – in the short-term there is minimal threat of a significant change in policy that may impact funding, in the longer term reserves are being established to help mitigate against this risk.

Objectives and Activities for the Public Benefit

The objects of the charity are:

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- access all the services they are entitled to
- engage with other clients to collaboratively work towards supporting one another
- identify their interests and talents, and access appropriate community groups to nurture and develop their self-esteem and build a positive self-image

Our hope is to see vulnerable adults taking positive steps towards actively engaging with their communities, and over time playing as full a part of their wider communities as they are able to.

Specifics to Financial Year

Expansion has continued in Stoke as more properties have been leased. At the end of March 2023, 66 units of accommodation were online, with further units expected in the coming months. Buxton has continued at 51 units. After much discussion, it was decided to release the Matlock properties to a local provider. The board consider this will be in the best interests of the residents as local support will be more effective than that which Ark is able to provide from its Buxton office. River Network has been identified as a suitable provider and as at March 2023 discussions are at an advanced stage to transfer both properties in Matlock to them.

The team of support staff in Stoke has remained stable throughout the year. However, the Buxton team has experienced a period of instability, with the loss of four support workers during the year. However, the recruitment process taking place in March 2023 has been successful in replenishing our full-time quota, leaving just a part-time position to be filled.

The board commissioned an audit of policies and procedures to ensure risks to the organisation are identified and mitigated. This audit has been carried out throughout the financial year. Policies have been reviewed and updated. A comprehensive organisational risk review has been conducted and procedures to mitigate risk are being implemented.

Serious Incidents

There were no serious incidents to report to the charity commission this year.

Looking Ahead

We continue to expand in Stoke, and are looking at potential new areas to expand into. We are also potentially releasing one or two properties, to be replaced with others more suitable.

We continue to anticipate revisiting the process of applying for registration as a Provider of Social Housing with the Regulator of Social Housing, although no timescale has been set for this.

Further strengthening of the Board of Trustees is intended.

Financial Review

Income in the financial year was £883,331 up from £832,242 in the previous year.

Expenditure in the financial year was £852,045 (£809,509 previous year). Of this, £489,062 (57%) was spent in the provision and maintenance of accommodation, £262,076 (31%) was spent

supporting clients, £82,089 (10%) was spent in head office costs, and £18,818 (2%) was spent on governance and compliance.

At the end of the financial year there was a balance of £126,244, compared to £94,958 in the previous financial year.

Reserves Policy

It is the policy of the trustees to maintain sufficient reserves:

- to avoid short-term cash flow issues,
- to enable expansion of the charity's work,
- to enable the charity to respond to any unexpected event, such as a serious incident in a property resulting in a significant loss of income for a time.

The trustees are balancing the desire to expand the work, which has short-term costs, with the need to build financial reserves to protect the charity. This is a work in progress, with projected reserves in excess of £70,000 at 31st March 2024.

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The Trustees are responsible for preparing the Trustees' Report and financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The trustees have decided to prepare accounts on an accrual basis which will therefore give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements the trustees are required to:

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- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any departures disclosed and examined in the financial statements;
- Prepare the financial statements on the ongoing concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website.

Approved by the trustees on 20th November 2023 and signed on their behalf by:

Signed:  _____

Date: 20th November 2023

Phil Delight, Chair of Trustees, Ark Housing Trust

ARK HOUSING TRUST

Income and Expenditure Account

31 March 2023

	2022-23		2021-22	
	£		£	
<u>Income</u>				
Enhanced Housing Benefit	800,146		745,758	
Client Contribution	53,330		56,786	
Fundraising	29,809		29,699	
Interest	46	883,331	0	832,242
<u>Expenditure</u>				
<u>Provision of Client Accommodation</u>				
Void Property Rentals	64,559		41,475	
Council Tax	36,939		33,965	
Utilities and Water	118,910		79,279	
Repairs	178,169		202,625	
Cleaning	35,047		34,911	
Insurance	13,073		11,121	
Sky and WIFI	14,179		15,034	
Client Debt Write off	28,186	489,062	41,466	459,877
<u>Client Management & Support</u>				
Lettings Management	151,691		142,735	
Support Workers and Coordination	75,845		70,785	
Lettings Administrative Support	15,722		14,974	
Lettings Directors Remuneration	18,818	262,076	17,106	245,600
<u>Head Office Costs</u>				
Office Rent	13,987		13,488	
Office Costs	30,325		39,183	
Office Council Tax	184		480	
Head Office Directors Remuneration	18,817		17,106	
Legal Fees	1,392		944	
Accountancy Fees	1,662		750	
Head Office Administrative Support	15,722	82,089	14,974	86,926
<u>Governance</u>				
Governance Directors Remuneration		18,818		17,106
<u>Total Expenditure</u>		852,045		809,509
<u>Increase to Reserves</u>		31,286		22,734

ARK HOUSING TRUST
Statement of Assets & Liabilities
31 March 2023

	2022-23		2021-22
	£		£
<u>Current Assets</u>			
Debtors	57,276		50,985
Petty Cash	937		1,238
Reserve Account	24		0
Bank Balance	70,855	129,092	45,677
	<u>129,092</u>		<u>97,900</u>
<u>Current Liabilities</u>			
Accruals	2,848		2,942
	<u>2,848</u>		<u>2,942</u>
<u>Total Current Assets less Total Current Liabilities</u>	<u>126,244</u>		<u>94,958</u>
<u>Capital Account</u>			
Balance B/Fwd.	94,958		72,224
Increase to Reserves	31,286		22,734
	<u>126,244</u>		<u>94,958</u>

**Chartered Accountants' Report to the Trustees
on the Unaudited Financial Information of
Ark Housing Trust**

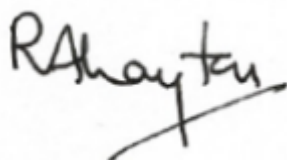
We have prepared for your approval the financial information of Ark Housing Trust for the period ended 31st March 2023 which comprises the income and expenditure account and the statement of assets and liabilities from the accounting records and information and explanations you have given us.

As a practicing member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Trustees of Ark Housing Trust, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial information of the Trust and state those matters that we have agreed to state to you in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Ark Housing Trust and its Trustees as a body for our work or for this report.

You have approved the financial information for the period to 31st March 2023 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary of its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial information.



Laytons
Chartered Accountants
6 Manchester Road
Buxton
Derbyshire
SK17 6SB

Date: 10th August 2023

ARK HOUSING TRUST
YEAR ENDED 31 MARCH 2023

Notes to the Financial Statements

1 ACCOUNTING POLICIES

Charity information

Ark Housing Trust CIO Project is a Charitable Incorporated Organisation.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset

1.5 Tangible fixed assets

Under advice from our accountants, the fixed assets were recognised as having no resale value, and the previous amount shown was written off.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets which include debtors and cash and bank balances, are initially measured at (transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2. UNRESTRICTED DONATIONS

Incomes derived from housing benefits are for the provision of housing and associated support to vulnerable tenants as are contributions from tenants and income from fundraising. In the opinion of

the Trustees, these are unrestricted donations.

3. UNRESTRICTED EXPENDITURES

Unrestricted expenditures are incurred for the provision of housing and associated support.

4. EMPLOYEES

The average number of employees during the year was 12 (2022 - 11)

5. PAID TRUSTEES

There were no paid Trustees during the year (2022 - NIL). All Trustees work on a voluntary basis.

6. GEOGRAPHICAL ACTIVITY

All activity takes place within the UK.

7. TRANSACTIONS WITH TRUSTEES

In the year to 31-3-23 the sum of £202,973 (2022 £213,453) was paid to Jazeta Limited (a company in the control of Simon Graham who was a Trustee for the whole year) and is included in various account headings but mainly the amounts shown for property leases.

In the year to 31-3-23 the sum of £185,788 (2022 £187,781) was paid to NJOY Limited (a company associated with Simon Graham) and is included in various account headings but mainly the amounts shown for property leases.

In the year to 31-3-23 the sum of £76,897 (2022 £60,416) was paid to SJ Holdings & Investments Limited (a company associated with Simon Graham) and is included in various account headings but mainly the amounts shown for property leases.

8. CONTINGENT LIABILITIES

In the opinion of the Directors there are no outstanding contingent liabilities.

9. POST BALANCE SHEET EVENTS

In the opinion of the Directors there are no post balance sheet events that have any bearing on these Financial Statements.

10. ACCRUALS AND PREPAYMENTS

Where necessary provisions have been made in line with generally accepted accounting principles.

ARK HOUSING TRUST

England & Wales - Charity number 1166573

Accounts



ANNUAL
REPORT &
ACCOUNTS
MARCH 2022



Trustees' Annual Report - March 2022

This is the annual report for Ark Housing Trust, registered charity number 1166573.
The principal office is 3 Bath Road, Buxton, Derbyshire, SK17 6HH.

Charity Trustees

Philip Delight (Chair)
Charles Oakley (Treasurer)
David McKee (Secretary)
Simon Graham
Marian Byrne

Director

Jon Parsons

Bank

Barclays Bank, 51 Mosley Street, Manchester, M60 2AU

Independent Examiner

Rob Layton, Laytons Chartered Accountants, 6 Manchester Road, Buxton, SK17 6SB

Governance

Ark Housing Trust is a Charitable Incorporated Organisation (CIO), has a founding constitution, and is governed by a board of trustees. Trustees are selected and appointed based on their skills, experience and availability to fulfil the roles for which they are appointed. Upon election to the board, trustees are provided with a detailed information pack, and offered the opportunity to tour a selection of Ark properties, meeting some of Ark's clients.

The board meets regularly and takes overall responsibility for all governance decisions. This includes identifying and regularly reviewing the major financial risks the charity faces, and ensuring those risks are managed appropriately.

The board appoints and oversees a director, who is responsible for the operational day-to-day running of the charity.

Risk Management

The trustees consider the major risks to which the charity is exposed, and determine policies and procedures to mitigate those risks.

The key risks identified during this period were:

- Potential conflicts of interest on the board – these have been reviewed, and all current conflicts of interest are detailed and managed appropriately by the board.
- Operational risk to Ark staff – the board are satisfied that appropriate safety measures are taken by staff when in direct contact with clients.

- Financial risk caused by vacancies – the board are assured that the supply of accommodation does not exceed the demand, in the different geographical areas we are operating.
- Financial risk caused by a change in Government policy – in the short-term there is minimal threat of a significant change in policy that may impact funding, in the longer term reserves are being established to help mitigate against this risk.

Objectives and Activities for the Public Benefit

The objects of the charity are:

to prevent or relieve poverty and to promote and protect good health of people over the age of 16 particularly amongst people who are homeless or at risk of homelessness and who have mental health or addiction issues or who have experienced domestic abuse, by the provision of social housing and support and such other services as shall be thought fit.

The charity carries out these objects by:

- providing housing specifically targeting people who are homeless or at risk of homelessness, for example those who are refused accommodation by a private landlord or council.
- providing limited support to those housed, in the form of support with basic health & welfare needs, for example by supporting them to attend appointments, providing basic advice around managing money, hygiene, cooking etc.
- Providing limited support to those housed, in the form of signposting to various local services they may benefit from.
- providing limited support to those housed when it becomes time for them to move on to independent living.

History

Ark Housing Trust has been providing supported housing to vulnerable adults since 2016. It started with 13 units of accommodation across two registered houses of multiple occupancy (HMO) in Matlock, Derbyshire, followed by 42 units of accommodation across nine HMO's in Buxton, Derbyshire.

Its model is to lease HMO properties from landlords at the local housing authority rate per room. Ark handle all property management and maintenance, guaranteeing the landlord a reliable income with no expenses. The majority of funding is provided through the statutory allowances paid by the government.

Within our charity's purpose we have the following objectives:

1. To provide accommodation and support to vulnerable people aged 16 and over
2. To promote physical and mental wellbeing
3. To promote a therapeutic approach to addiction and mental health
4. To prevent the cycle of homelessness and maintain accommodation effectively
5. To support clients in making a positive contribution including crime prevention

Our support workers meet regularly and engage with the many different issues that are facing our vulnerable clients – issues of addiction, mental health, ex-offenders, risk of homelessness. The support Ark provides encourages our clients to:

- access all the services they are entitled to
- engage with other clients to collaboratively work towards supporting one another
- identify their interests and talents, and access appropriate community groups to nurture and develop their self-esteem and build a positive self-image

Our hope is to see vulnerable adults taking positive steps towards actively engaging with their communities, and over time playing as full a part of their wider communities as they are able to.

Specifics to Financial Year

Covid-19 continued to affect Ark's operations through parts of the year, reducing the contact support workers could have with clients, and the level of support that could be provided. However, as the financial year drew to a close, there was a sense of normality returning to the UK as more and more people were fully vaccinated, and the government encouraging us to learn to live with covid-19.

After the significant reductions to maintenance in the previous year, this year saw a significant increase in costs in these areas as properties were returned to a decent standard. Expansion continued in Stoke, with 62 units of accommodation at the end of the year. Buxton and Matlock remained unchanged at 51 and 13 units respectively.

Serious Incidents

There were no serious incidents to report to the charity commission this year.

Looking Ahead

We have temporarily halted further expansion in Stoke, whilst we assess the level of demand for Ark's services. There is a willingness to continue expansion if the need is identified.

We continue to anticipate revisiting the process of applying for registration as a Provider of Social Housing with the Regulator of Social Housing, although no timescale has been set for this.

Further strengthening of the Board of Trustees is intended.

Financial Review

Income in the financial year was £832,242, up from £704,423 in the previous year.

Expenditure in the financial year was £809,509 (£680,301 previous year). Of this, £459,877 (57%) was spent in the provision and maintenance of accommodation, £245,600 (30%) was spent supporting clients, £86,926 (11%) was spent in head office costs, and £17,106 (2%) was spent on governance and compliance.

At the end of the financial year there was a balance of £94,957, compared to £72,224 in the previous financial year.

Reserves Policy

It is the policy of the trustees to maintain sufficient reserves:

- to avoid short-term cash flow issues,
- to enable expansion of the charity's work,
- to enable the charity to respond to any unexpected event, such as a serious incident in a property resulting in a significant loss of income for a time.

The trustees are balancing the desire to expand the work, which has short-term costs, with the need to build financial reserves to protect the charity. This is a work in progress, with projected reserves in excess of £45,000 at 31st March 2023.

Trustees' Responsibility in relation to the Financial Statements

The Trustees are responsible for preparing the Trustees' Report and financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The trustees have decided to prepare accounts on an accrual basis which will therefore give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any departures disclosed and examined in the financial statements;
- Prepare the financial statements on the ongoing concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website.

Approved by the trustees on 18th November 2022 and signed on their behalf by:

Signed:  _____

Date: 18th November 2022

Phil Delight, Chair of Trustees, Ark Housing Trust

ARK HOUSING TRUST

Income and Expenditure Account

31 March 2022

	2021-22		2020-21	
<u>Income</u>				
Enhanced Housing Benefit	£745,758		£632,091	
Client Contribution	£56,786		£50,201	
Fundraising	£29,699		£22,132	
Interest	£0	£832,242	£0	£704,423
<u>Expenditure</u>				
<u>Provision of Client Accommodation</u>				
Void Property Rentals	£41,475		£41,345	
Council Tax	£33,965		£28,083	
Utilities and Water	£79,279		£57,343	
Repairs	£202,625		£158,727	
Cleaning	£34,911		£28,827	
Insurance	£11,121		£9,950	
Sky and WIFI	£15,034		£9,145	
Client Debt Write off	£41,466	£459,877	£42,908	£376,328
<u>Client Management & Support</u>				
Lettings Management	£142,735		£120,364	
Support Workers and Coordination	£70,785		£60,182	
Lettings Administrative Support	£14,974		£11,725	
Lettings Directors Remuneration	£17,106	£245,600	£17,090	£209,361
<u>Head Office Costs</u>				
Office Rent	£13,488		£13,483	
Office Costs	£39,183		£33,832	
IT Software	£0		£0	
Office Council Tax	£480		£361	
Head Office Directors Remuneration	£17,106		£17,090	
Legal Fees	£944		£0	
Accountancy Fees	£750		£714	
Head Office Administrative Support	£14,974	£86,926	£12,040	£77,521
<u>Governance</u>				
Governance Directors Remuneration		£17,106		£17,090
<u>Total Expenditure</u>		£809,509		£680,301
<u>Surplus for the year</u>		£22,734		£24,123

ARK HOUSING TRUST

Statement of Assets & Liabilities 31 March 2022

	2021-22		2020-21	
<u>Current Assets</u>				
Debtors	£50,985		£35,812	
Petty Cash	£1,238		£936	
Reserve Account	£0		£10,033	
Bank Balance	£45,677	£97,900	£49,622	£96,403
<u>Current Liabilities</u>				
Accruals	£2,942		£23,511	
Rent In Advance	£0		£230	
Short Term Loan from Njoy Developments	£0	£2,942	£437	£24,178
<u>Total Current Assets less Total Current Liabilities</u>		£94,958		£72,225
<u>Non Current Liabilities</u>				
Loan from Njoy Developments	£0	£0	£0	£0
<u>Net Assets</u>		£94,958		£72,225
<u>Capital Account</u>				
Balance B/Fwd.		£72,224		£48,101
Surplus for the year		£22,734		£24,123
		£94,957		£72,224

**Chartered Accountants' Report to the Trustees
on the Unaudited Financial Information of
Ark Housing Trust**

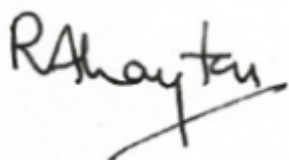
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This report is made solely to the Trustees of Ark Housing Trust, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial information of the Trust and state those matters that we have agreed to state to you in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Ark Housing Trust and its Trustees as a body for our work or for this report.

You have approved the financial information for the period to 31st March 2022 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary of its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial information.



Laytons
Chartered Accountants
6 Manchester Road
Buxton
Derbyshire
SK17 6SB

Date: 18th October 2022

ARK HOUSING TRUST
YEAR ENDED 31 MARCH 2020

Notes to the Financial Statements

1 Accounting policies

Charity information

Ark Housing Trust CIO Project is a Charitable Incorporated Organisation.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt.

Other donations are recognised once the charity has been notified of the donation unless

performance conditions require deferral of the amount.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Tangible fixed assets

Under advice from our accountants, the fixed assets were recognised as having no resale value, and the previous amount shown was written off.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

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Basic financial liabilities

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Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

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Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2. Restricted Income and Expenditure

Incomes derived from housing benefits are for the provision of housing and associated support to vulnerable tenants as are contributions from clients and income from fundraising. In the opinion of the Trustees, these are unrestricted donations.

For the year ended 31-03-22 and 31-03-21 all income and expenditure from enhanced housing benefit was of a restricted nature.

3. Unrestricted Expenditures

Unrestricted expenditures are incurred for the provision of housing and associated support.

4. Employees

The average number of employees during the year was 11 (2021 - 9)

5. Paid Trustees

There were no paid Trustees during the year (2020 - nil). All Trustees work on a voluntary basis.

6. Geographical Activity

All activity takes place within the UK.

7. Transactions with Trustees

In the year to 31-3-22 the sum of £213,453 (2021 £200,099) was paid to Jazeta Limited (a company in the control of Simon Graham who was a Trustee for the whole year).

In the year to 31-3-22 the sum of £187,781 (2021 £195,282) was paid to NJOY Limited (a company associated with Simon Graham).

In the year to 31-3-22 the sum of £60,416 (2021 £NIL) was paid to SJ Holdings & Investments Limited (a company associated with Simon Graham).

Where a proportion of these payments were for property leases not covered by housing benefit, they are reported within Void Property Rentals.

8. Loan from Trustees

As at 31-3-22 the sum of £NIL (2021 £437) was owed to NJOY Limited (a company associated with Simon Graham). This loan is on an interest free basis and is repayable on demand.

9. Contingent Liabilities

In the opinion of the Directors there are no outstanding contingent liabilities.

10. Post Balance Sheet Events

In the opinion of the Directors there are no post balance sheet events that have any bearing on these Financial Statements.

11. Accruals and Prepayments

Where necessary provisions have been made in line with generally accepted accounting principles.

ARK HOUSING TRUST

England & Wales - Charity number 1166573

Accounts



ANNUAL
REPORT &
ACCOUNTS
MARCH 2021



Trustees' Annual Report - March 2021

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Simon Graham
Angela Davenport
David McKee

Director

Jon Parsons

Bank

Barclays Bank, 51 Mosley Street, Manchester, M60 2AU

Independent Examiner

Rob Layton, Laytons Chartered Accountants, 6 Manchester Road, Buxton, SK17 6SB

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- providing limited support to those housed when it becomes time for them to move on to independent living.

History

Ark Housing Trust has been providing supported housing to vulnerable adults since 2016. It started with 13 units of accommodation across two registered houses of multiple occupancy (HMO) in Matlock, Derbyshire, followed by 42 units of accommodation across nine HMO's in Buxton, Derbyshire.

Its model is to lease HMO properties from landlords at the local housing authority rate per room. Ark handle all property management and maintenance, guaranteeing the landlord a reliable income with no expenses. The majority of funding is provided through the statutory allowances paid by the government.

Within our charity's purpose we have the following objectives:

1. To provide accommodation and support to vulnerable people aged 16 and over
2. To promote physical and mental wellbeing
3. To promote a therapeutic approach to addiction and mental health
4. To prevent the cycle of homelessness and maintain accommodation effectively
5. To support clients in making a positive contribution including crime prevention

Our support workers meet regularly and engage with the many different issues that are facing our vulnerable clients – issues of addiction, mental health, ex-offenders, risk of homelessness. The support Ark provides encourages our clients to:

- access all the services they are entitled to
- engage with other clients to collaboratively work towards supporting one another
- identify their interests and talents, and access appropriate community groups to nurture and develop their self-esteem and build a positive self-image

Our hope is to see vulnerable adults taking positive steps towards actively engaging with their communities, and over time playing as full a part of their wider communities as they are able to.

Specifics to Financial Year

This was a year unlike any other: a major epidemic in the form of covid-19 redrew the landscape for Ark's work. The transmission risks throughout the year meant that face-to-face support was often prohibited, maintenance was restricted to essential repairs only, and home-working was introduced, at times full-time.

Ark Support Workers rose admirably to the challenge, and provided the highest level of support to our clients as was possible through the uncertain times.

But the year wasn't all about covid-19:

- Expansion in Stoke continued, with additional leases taken on that brought Ark's capacity to 52 units. Capacity in Buxton and Matlock remained unchanged at 51 and 13 units respectively.
- Client support has been provided by eight support workers, across two teams. Four are senior support workers.

Serious Incidents

Three serious incidents were reported to the charity commission this year, all of which have been investigated and the incidents closed. No fault has been attributed to Ark in any of the incidents.

Looking Ahead

We aim to continue expanding in Stoke, initially to approximately 60 units, but with the potential to expand further should there continue to be a need for Ark's services.

We anticipate revisiting the process of applying for registration as a Provider of Social Housing with the Regulator of Social Housing.

Further strengthening of the Board of Trustees is intended.

Financial Review

Income in the financial year was £704,423, up from £537,991 in the previous year.

Expenditure in the financial year was £680,301 (£525,996 previous year). Of this, £376,328 (55%) was spent in the provision and maintenance of accommodation, £209,361 (31%) was spent supporting clients, £77,521 (11%) was spent in head office costs, and £17,090 (3%) was spent on governance and compliance.

At the end of the financial year there was a balance of £72,224, compared to £48,101 in the previous financial year.

See the notes to the accounts for an explanation of the reduction in stated income and expenditure in this year's accounts compared to previous years.

Reserves Policy

It is the policy of the trustees to maintain sufficient reserves:

- to avoid short-term cash flow issues,
- to enable expansion of the charity's work,
- to enable the charity to respond to any unexpected event, such as a serious incident in a property resulting in a significant loss of income for a time.

The trustees are balancing the desire to expand the work, which has short-term costs, with the need to build financial reserves to protect the charity. This is a work in progress, with projected reserves in excess of £55,000 at 31st March 2022.

Trustees' Responsibility in relation to the Financial Statements

The Trustees are responsible for preparing the Trustees' Report and financial statements in accordance with the applicable law and United Kingdom Accounting Standards. The trustees have decided to prepare accounts on an accrual basis which will therefore give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements the trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any departures disclosed and examined in the financial statements;
- Prepare the financial statements on the ongoing concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are responsible for keeping accounting records which disclose with reasonable accuracy the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website.

Approved by the trustees on 23rd November 2020 and signed on their behalf by:

Signed:  _____

Date: 11th October 2021

Phil Delight, Chair of Trustees, Ark Housing Trust

ARK HOUSING TRUST

Income and Expenditure Account

31 March 2021

	2020-21		2019-20	
<u>Income</u>				
Enhanced Housing Benefit	£632,091		£482,822	
Client Contribution	£50,201		£39,416	
Fundraising	£22,132		£15,731	
Interest	£0	£704,423	£22	£537,991
<u>Expenditure</u>				
<u>Provision of Client Accommodation</u>				
Void Property Rentals	£41,345		£25,665	
Council Tax	£28,083		£22,144	
Utilities and Water	£57,343		£49,842	
Repairs	£158,727		£122,475	
Cleaning	£28,827		£22,973	
Insurance	£9,950		£6,806	
Sky and WIFI	£9,145		£6,368	
Client Debt Write off	£42,908	£376,328	£37,486	£293,759
<u>Client Management & Support</u>				
Lettings Management	£120,364		£83,692	
Support Workers and Coordination	£60,182		£43,114	
Lettings Administrative Support	£11,725		£9,668	
Lettings Directors Remuneration	£17,090	£209,361	£16,439	£152,913
<u>Head Office Costs</u>				
Office Rent	£13,483		£7,937	
Office Costs	£33,832		£26,749	
Office Council Tax	£361		£716	
Head Office Directors Remuneration	£17,090		£16,438	
Legal Fees	£0		£314	
Accountancy Fees	£714		£750	
Head Office Administrative Support	£12,040	£77,521	£9,982	£62,886
<u>Governance</u>				
Goverance Directors Remuneration		£17,090		£16,439
<u>Total Expenditure</u>		£680,301		£525,996
<u>Surplus for the year</u>		£24,123		£11,994

ARK HOUSING TRUST

Statement of Assets & Liabilities

31 March 2021

	2020-21		2019-20	
<u>Current Assets</u>				
Debtors	£35,812		£36,162	
Petty Cash	£936		£498	
Reserve Account	£10,033		£33	
Bank Balance	£49,622	£96,403	£21,618	£58,312
<u>Current Liabilities</u>				
Accruals	£23,511		£4,144	
Rent In Advance	£230		£230	
Short Term Loan from Njoy Developments	£437	£24,178	£5,400	£9,774
<u>Total Current Assets less Total Current Liabilities</u>		£72,225		£48,538
<u>Non Current Liabilities</u>				
Loan from Njoy Developments	£0	£0	£437	£437
<u>Net Assets</u>		£72,225		£48,101
<u>Capital Account</u>				
Balance B/Fwd.		£48,101		£36,107
Surplus for the year		£24,123		£11,994
		£72,224		£48,101

**Chartered Accountants' Report to the Trustees
on the Unaudited Financial Information of
Ark Housing Trust**

We have prepared for your approval the financial information of Ark Housing Trust for the period ended 31st March 2021 which comprises the income and expenditure account and the statement of assets and liabilities from the accounting records and information and explanations you have given us.

As a practicing member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Trustees of Ark Housing Trust, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial information of the Trust and state those matters that we have agreed to state to you in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Ark Housing Trust and its Trustees as a body for our work or for this report.

You have approved the financial information for the period to 31st March 2021 and have acknowledged your responsibility for it, for the appropriateness of the financial reporting framework adopted and for providing all information and explanations necessary of its compilation.

We have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial information.



Laytons
Chartered Accountants
6 Manchester Road
Buxton
Derbyshire
SK17 6SB

Date: 26th July 2021

ARK HOUSING TRUST
YEAR ENDED 31 MARCH 2020

Notes to the Financial Statements

1 Accounting policies

Charity information

Ark Housing Trust CIO Project is a Charitable Incorporated Organisation.

1.1 Accounting convention

The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The accounts are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The accounts have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the accounts, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the accounts.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives unless the funds have been designated for other purposes.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the accounts.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt.

Other donations are recognised once the charity has been notified of the donation unless

performance conditions require deferral of the amount.

Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Tangible fixed assets

Under advice from our accountants, the fixed assets were recognised as having no resale value, and the previous amount shown was written off.

1.6 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts.

Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments. Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets which include debtors and cash and bank balances, are initially measured at (transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2. Restricted Income and Expenditure

Incomes derived from housing benefits are for the provision of housing and associated support to vulnerable tenants as are contributions from tenants and income from fundraising. In the opinion of the Trustees, these are unrestricted donations.

For the year ended 31-03-21 and 31-03-20 all income and expenditure from enhanced housing benefit was of a restricted nature.

3. Unrestricted Expenditures

Unrestricted expenditures are incurred for the provision of housing and associated support.

4. Employees

The average number of employees during the year was 9 (2020 - 7)

5. Paid Trustees

There were no paid Trustees during the year (2020 - nil). All Trustees work on a voluntary basis..

6. Geographical Activity

All activity takes place within the UK.

7. Transactions with Trustees

In the year to 31-03-2021 the sum of £167,820 was paid to Jazeta Ltd, £170,142 to Njoy Ltd and £40,476 to SJ Holding Ltd. These companies were in the control of Simon Graham who was a trustee for the whole year.

8. Loan from Trustees

As at 31-3-21 the sum of £437 (2020 £5,837) was owed to NJOY Limited (a company associated with Simon Graham). This loan is on an interest free basis and is repayable on demand.

9. Contingent Liabilities

In the opinion of the Directors there are no outstanding contingent liabilities.

10. Post Balance Sheet Events

In the opinion of the Directors there are no post balance sheet events that have any bearing on these Financial Statements.

11. Accruals and Prepayments

Where necessary provisions have been made in line with generally accepted accounting principles.

12. Enhanced Housing Benefit

Stated income of £632,091 for 20-21 and (£482,822 for 19-20) relates to enhanced housing benefits received by the Trust. This is housing benefits which is supplementary to standard housing benefits received by the Trust but remitted directly to landlords. Charitable operations therefore only relate to enhanced housing benefit and are offset against the cost of running the charity, such as management, repairs to accommodation and head office costs.